

MATTER

OFFICE
— EXCELLENCE


delSol

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WHEN WORK MATTERS, WORK SPACES MATTER TOO.

A PREMIUM WORK EXPERIENCE IS COMING.

A DESIGN THAT RESPONDS TO THE URBAN CONTEXT



A NEW OFFICE CONCEPT

Matter arises in response to a complete shift in outdated work structures.

The design of Matter breathes, its large balconies and overhangs invite relaxation, socialization, and productivity.

Recent years have revealed a global need to rethink how we approach workspaces, mobility, our time at home and in the office, and achieving balance in our lives.

We understand that a strategic location is more important than ever, especially in a context where many employees choose to work from home, and numerous companies opt for temporary coworking spaces. That's why we have placed Matter in the most connected area of Asunción—the place where everything happens.

Creating an office building today means moving beyond cubicles and rigid distinctions between work and leisure. Matter is designed to reflect current values: collaboration, expansive talent, and well-being that fosters creativity.

Today, an office must offer more than just four walls, it should provide spaces for concentration, flexibility, stimulation, and interaction with others. This is the paradigm that inspired this project: a bright building that connects with its surroundings, offering all the amenities and the quality of a sophisticated development. A building that integrates the latest detection and prevention technology along with superior connectivity. A place where people want to go, interact, recharge with energy and ideas—a place to be inspired.

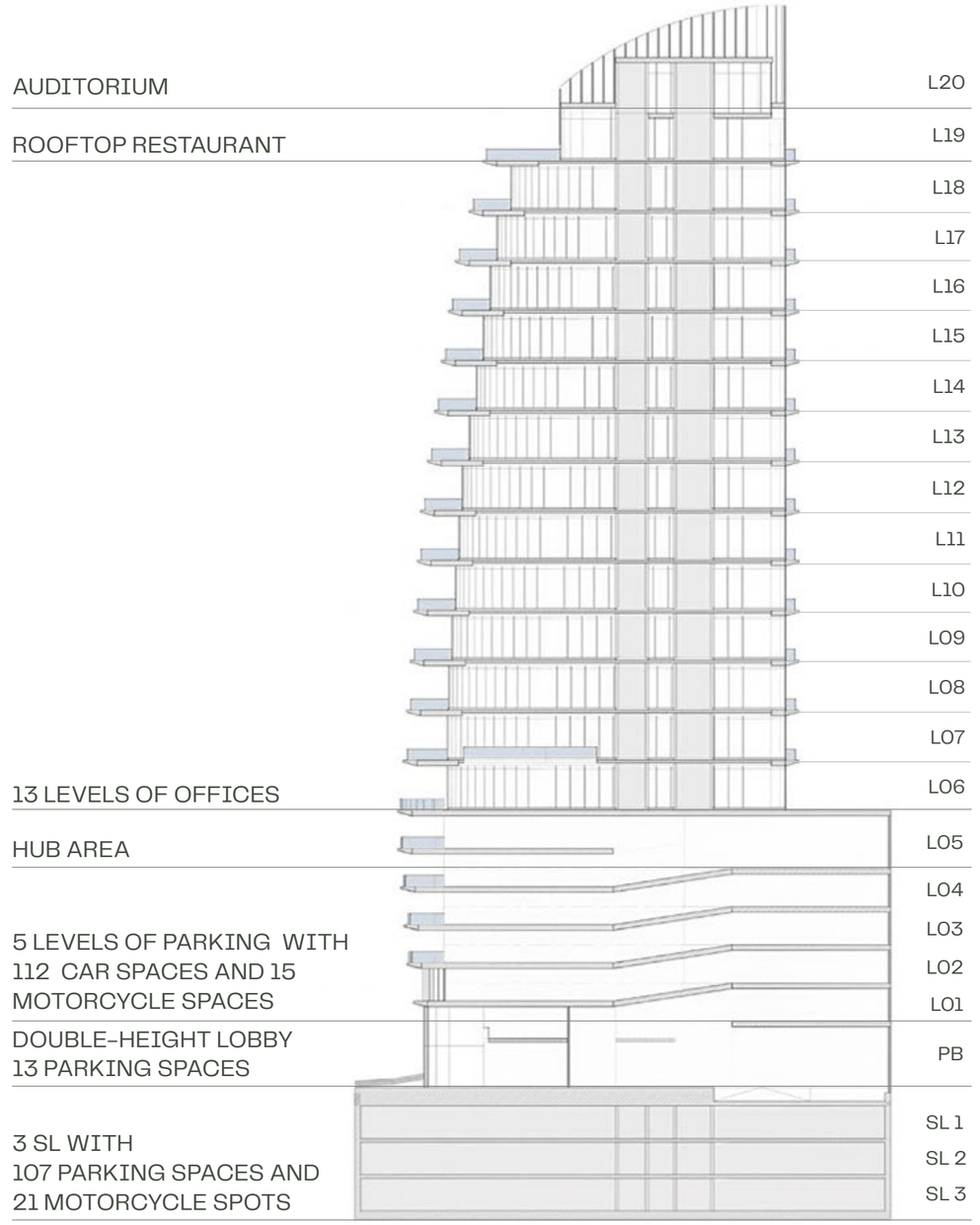


THE PROYECT

Sophisticated office tower.

The tower features the most modern architectural concepts, including spacious balconies and the option for natural ventilation in all offices.

- Half-floor units ranging from 212 m^2 to 262 m^2
- Full-floor units ranging from 424 m^2 to 524 m^2
- 232 parking spaces + 36 motorcycle spots
- Commercial space



MATTER is a sophisticated office building located in Asunción's corporate hub. This project disrupts the market by **redefining the workplace concept** for the modern era.



Its strategic location, directly across from Shopping del Sol, positions it among the most sought-after buildings for those aiming to reduce commute times, maximize networking opportunities, and thrive in a dynamic, stimulating environment.



DOUBLE-HEIGHT ENTRANCE LOBBY



DOUBLE-HEIGHT ENTRANCE LOBBY

With a 400 m^2 floor plan and a 120 m^2 terrace balcony, Matter's semi-covered spaces are designed to promote movement, social interaction, and the well-being of its users.

The tower has been developed under strict international standards of eco-efficiency and sustainability, offering spaces that prioritize the overall well-being of its occupants.



The construction emphasizes spaciousness, natural light, and exterior views, featuring terrace balconies in each unit and natural cross-ventilation in all offices.

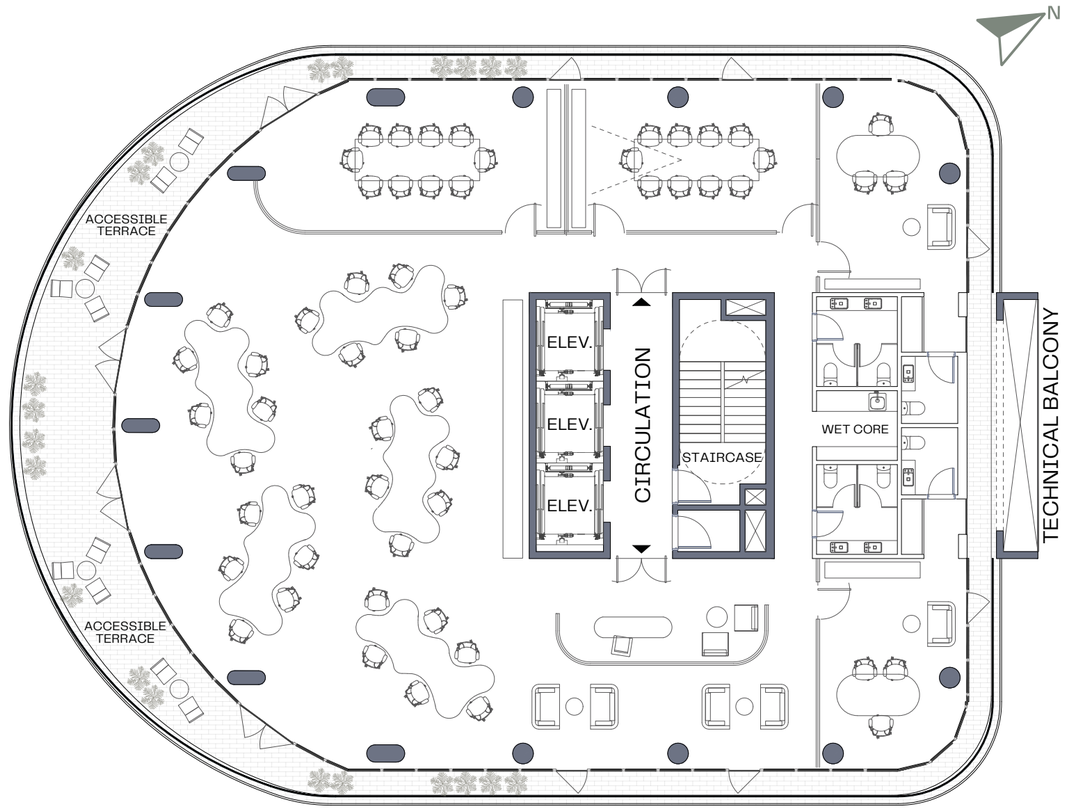


OFFICE BALCONIES

TYPE FLOOR OFFICES

FULL-FLOOR OPTION

LEVEL 8

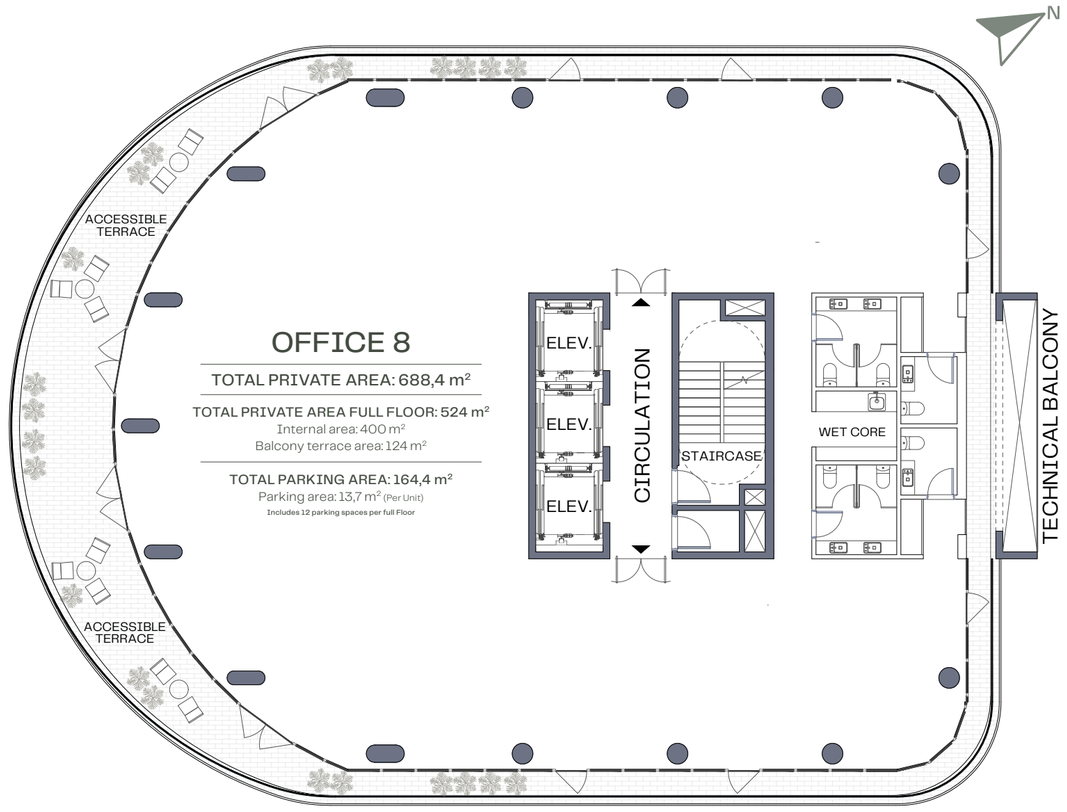


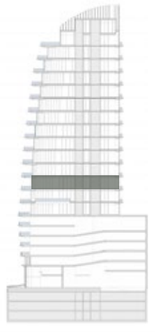


TYPE FLOOR OFFICES

FULL-FLOOR OPTION

LEVEL 8

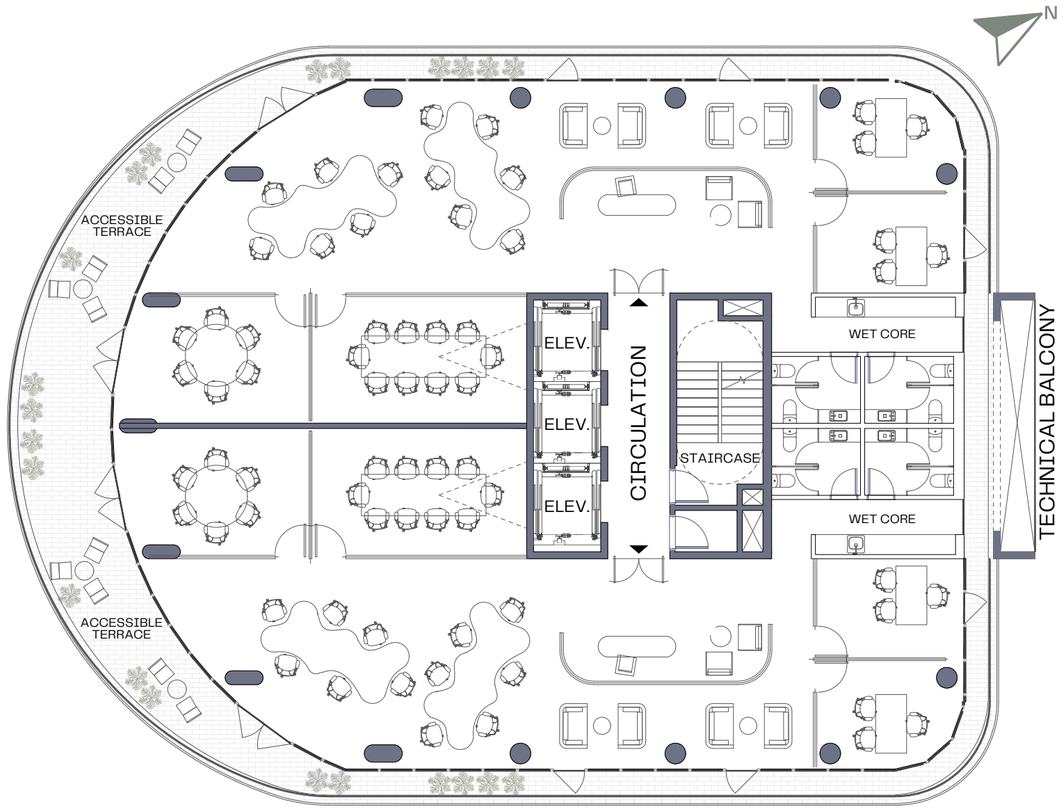


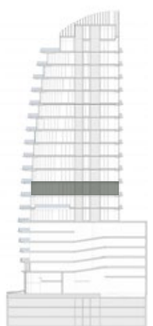


TYPE FLOOR OFFICES

HALF FLOOR OPTION

LEVEL 8





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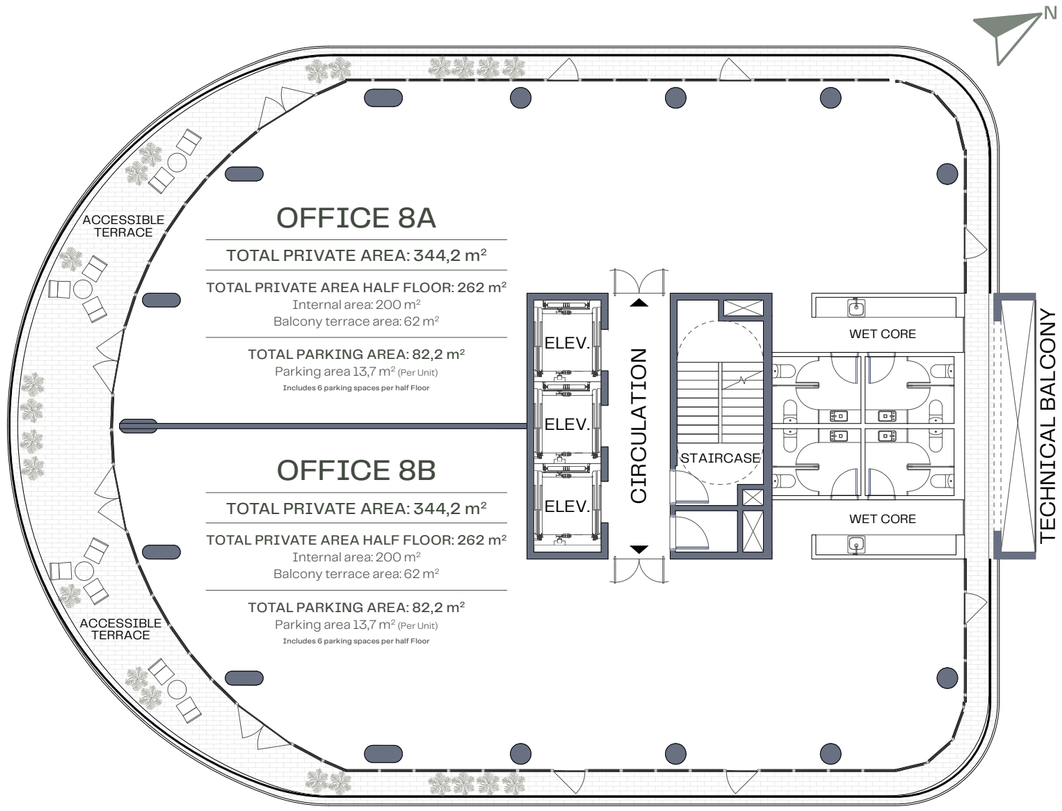
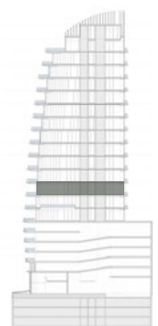




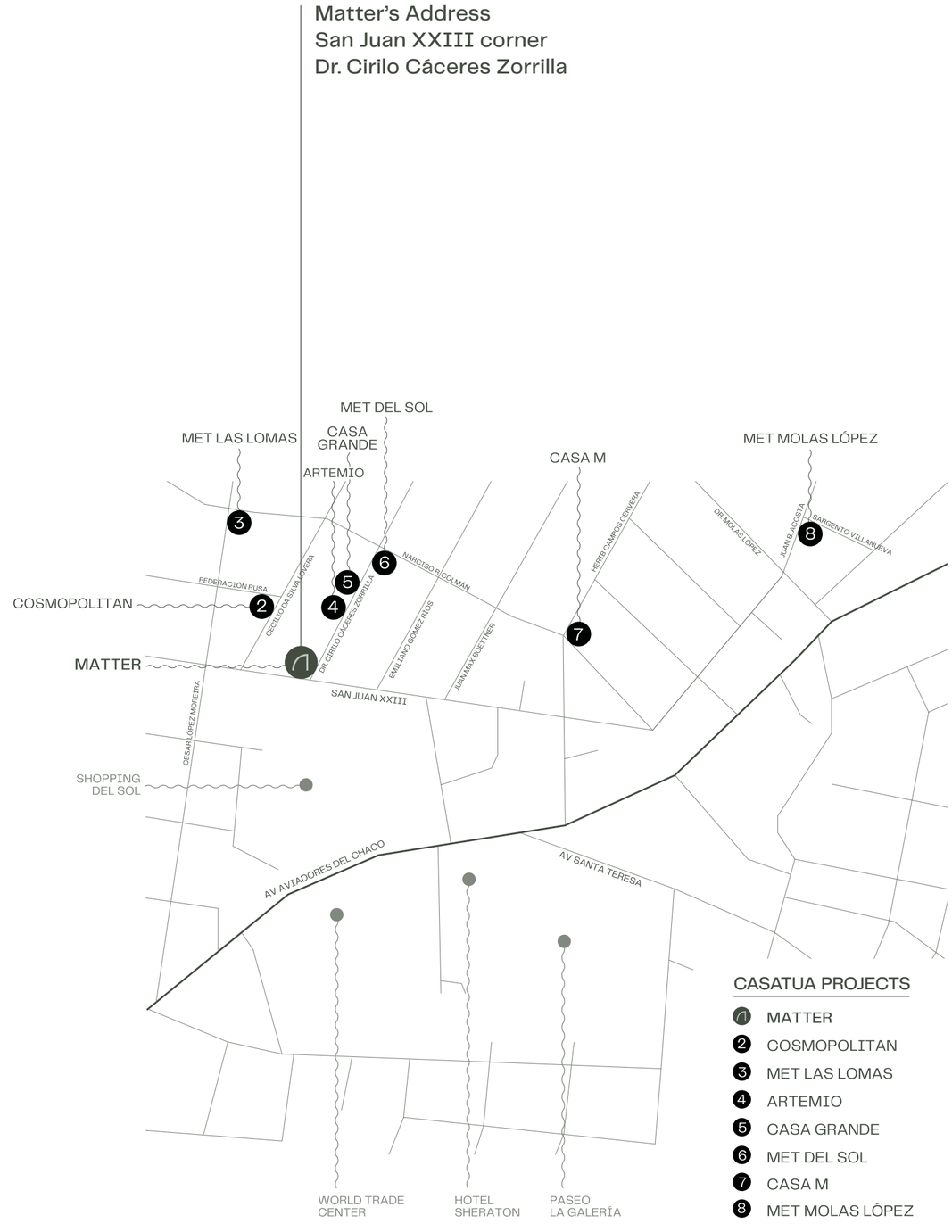
THE BIRTH OF AN ICONIC CORNER

Located at **San Juan XXIII corner Dr. Cirilo Cáceres Zorrilla**, directly in front of Shopping del Sol, Matter positions itself among the most sought-after office spaces for those looking to reduce commute times, increase networking opportunities, and work in a dynamic and stimulating environment.



We recognize that a strategic location is more important than ever, in a context where many professionals choose to work from home, while others opt for temporary coworking spaces.

That’s why Matter is located in Asunción’s most connected area, the place where everything happens.





A.
COMFORT ARCHITECTURE



From its impressive double-height entrance hall to the brightness of its floors and the sophisticated finish of its construction, Matter is a building with a unique identity, attracting attention with avant-garde design, and it stands out among the well-known selection of available offices.

The layout of its central floor creates a core where the windows of all offices converge, providing a 360-degree view in line with the philosophy of transparency and collaboration of the contemporary office.

Inspired by the rationalism and modernism of the 1930s in Buenos Aires, each floor features its own terraced balcony and large floor-to-ceiling windows, allowing users to move seamlessly between indoor and outdoor spaces while enjoying excellent natural light. The materiality and flexible flow between spaces result in a project that is a destination in itself—a place where people can work, collaborate, and connect in a stimulating and pleasant environment.

AMERICAS PROPERTY AWARDS
DEVELOPMENT 2024-2025

MATTER SETS A NEW STANDARD

THE LEADING OFFICE PROJECT IN PARAGUAY AND THE AMERICAS

- BEST COMMERCIAL HIGH RISE DEVELOPMENT AMERICAS
- BEST OFFICE DEVELOPMENT AMERICAS
- BEST COMMERCIAL HIGH RISE DEVELOPMENT PARAGUAY
- BEST OFFICE DEVELOPMENT PARAGUAY

In the 2024–2025 edition of the International Property Awards, held in London, the MATTER real estate project was recognized as the best boutique office building project in Paraguay and the Americas.

These prestigious awards are designed to recognize excellence and the highest standards in the global real estate industry, evaluated by leading professionals across various disciplines.





B.
SUSTAINABILITY & TECHNOLOGY

The commitment to the outdoors goes hand in hand with environmental care, incorporating sustainable practices from the building's construction to its use, earning Matter the globally recognized LEED certification.

The semi-covered spaces—created by the overhangs—reduce solar incidence on the glass panels, contributing to lower electricity and air conditioning usage. The design of the central floor also supports energy savings by providing natural lighting for 80% of the workday, reducing the need for artificial lighting.

Additionally, an innovative nationally developed recycling system reuses the water discharged by air conditioning units, efficiently using that same water to cool the incoming air or assist the air conditioning systems.

Aligned with its architectural innovation, the building will feature a state-of-the-art security system, based on the latest trends in facial recognition and fire prevention, as well as high-speed internet connectivity that matches the sophistication of this advanced project.





C.
STRATEGIC LOCATION



More than just an office, this is a work hub, a center within the center, a place where multiple needs converge. Located in the heart of Asunción's corporate axis, the neighborhood complements its architectural offering with a vibrant urban dynamic: it is home to the city's main gastronomic, commercial, and hotel district, as well as a strong business ecosystem that makes it a key development hub.

D.
THE CASATUA TEAM

The team of professionals behind Matter is a group of passionate individuals dedicated to creating exclusive spaces that inspire and enhance talent across the region. With a shared vision of innovation and premium quality, they strive to ensure that every project they invest in raises industry standards and becomes a benchmark for the future.

With a strong focus on user experience, they always place clients at the heart of their strategy, designing memorable buildings and fostering long-lasting relationships by delivering unique and distinctive value.





AMENITIES DESIGNED FOR THE MATTER USER

Double-Height Lobby

With a comfortable and elegant design, the lobby offers a high-end first impression for visitors and building users, reflecting Matter's AAA standard and providing an unparalleled welcome.

Rooftop Restaurant

Gourmet space on the rooftop, featuring top-tier service and panoramic views. Ideal for enjoying a sophisticated culinary experience, available to owners and tenants seeking a unique setting for business lunches or dinners.

Auditorium

With a capacity for 75 people, this space is ideal for presentations, training sessions, and corporate events. Its two independent anterooms provide a private setting for exclusive pre-meeting gatherings, while its terrace offers the perfect environment for networking and informal meetings.

Hub Area

Designed for employee comfort, this space allows them to enjoy a peaceful lunch or relax during breaks in a modern and welcoming environment.

Visitor Parking

Guest parking spaces available to streamline logistics and facilitate daily visits to the building.

Matter redefines the standard of quality in corporate spaces, offering a comprehensive experience that combines luxury, functionality, and design. Every corner has been carefully designed to enhance professional interactions and promote the well-being of those who choose this place as their operational hub.

Explore the exclusive amenities that make Matter much more than just an office building.

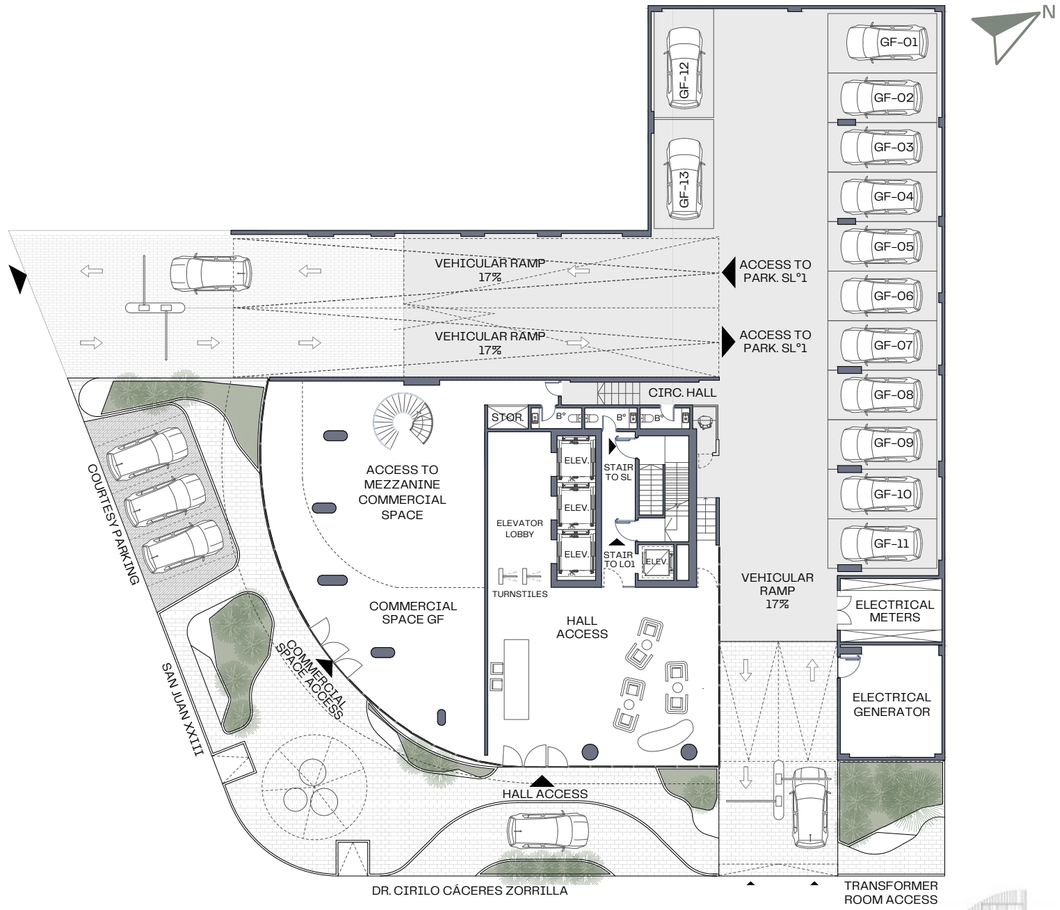


LOBBY

GROUND FLOOR

TOTAL PRIVATE AREA: 318 m²

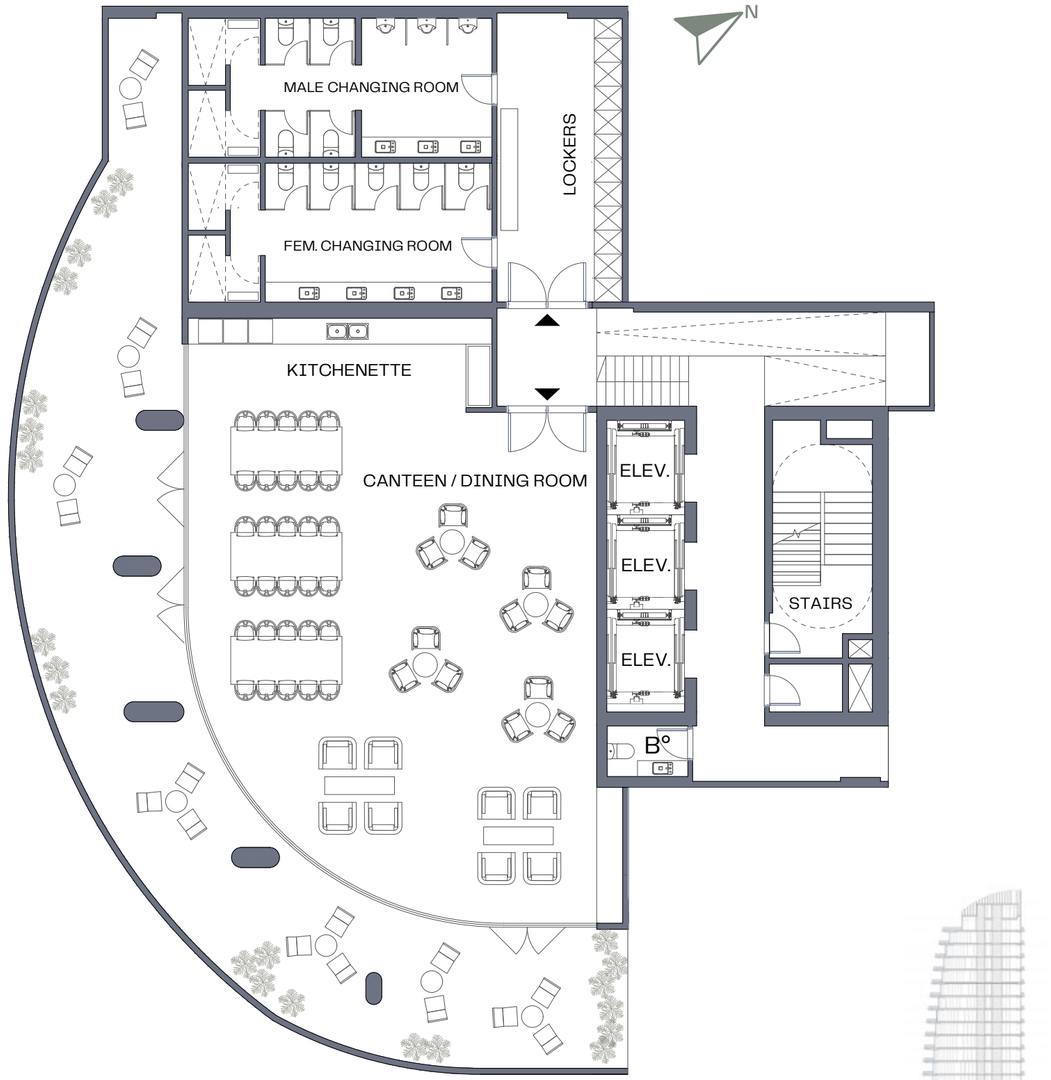
- Commercial Space : 185 m²



HUB AREA

LEVEL 5

- Fully Equipped Kitchen and Dining Area
- Gender-Specific Changing Rooms with Showers + Lockers



COMMERCIAL SPACE LOBBY

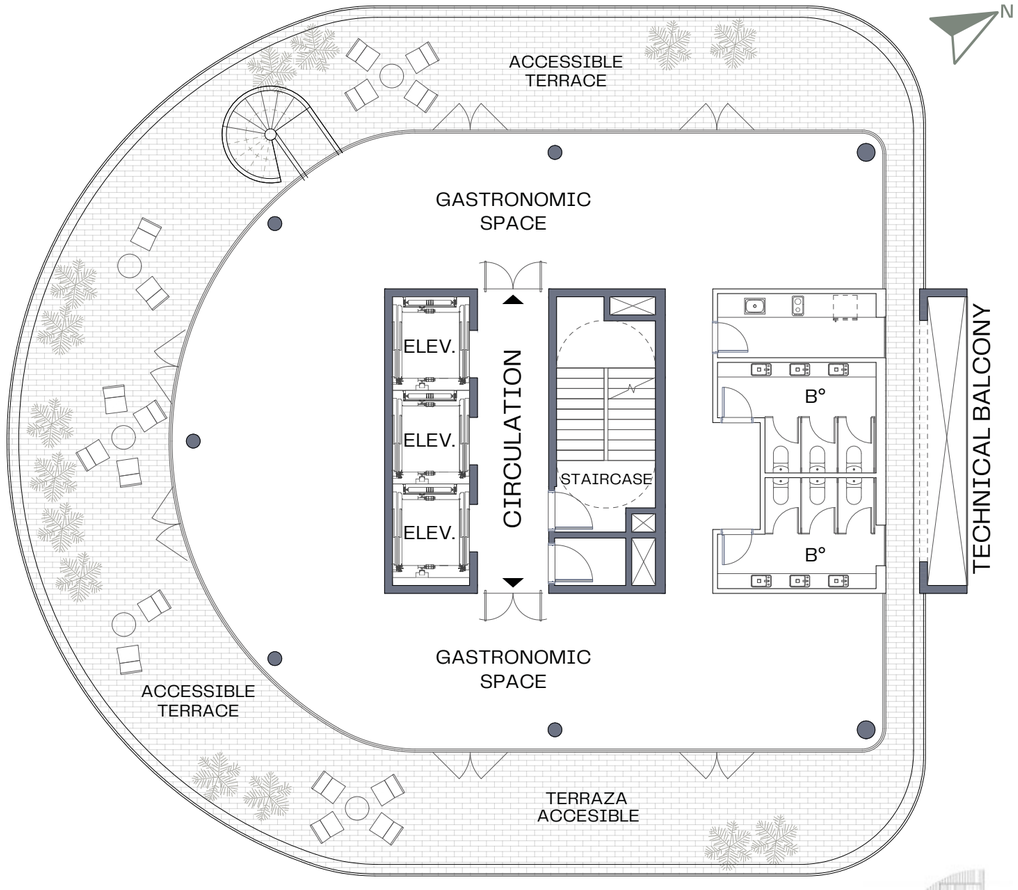
HUB AREA

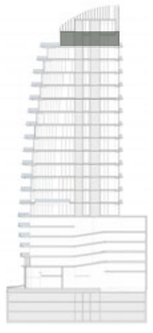
ROOFTOP RESTAURANT

LEVEL 19

TOTAL PRIVATE AREA: 403 m²

- Panoramic City View



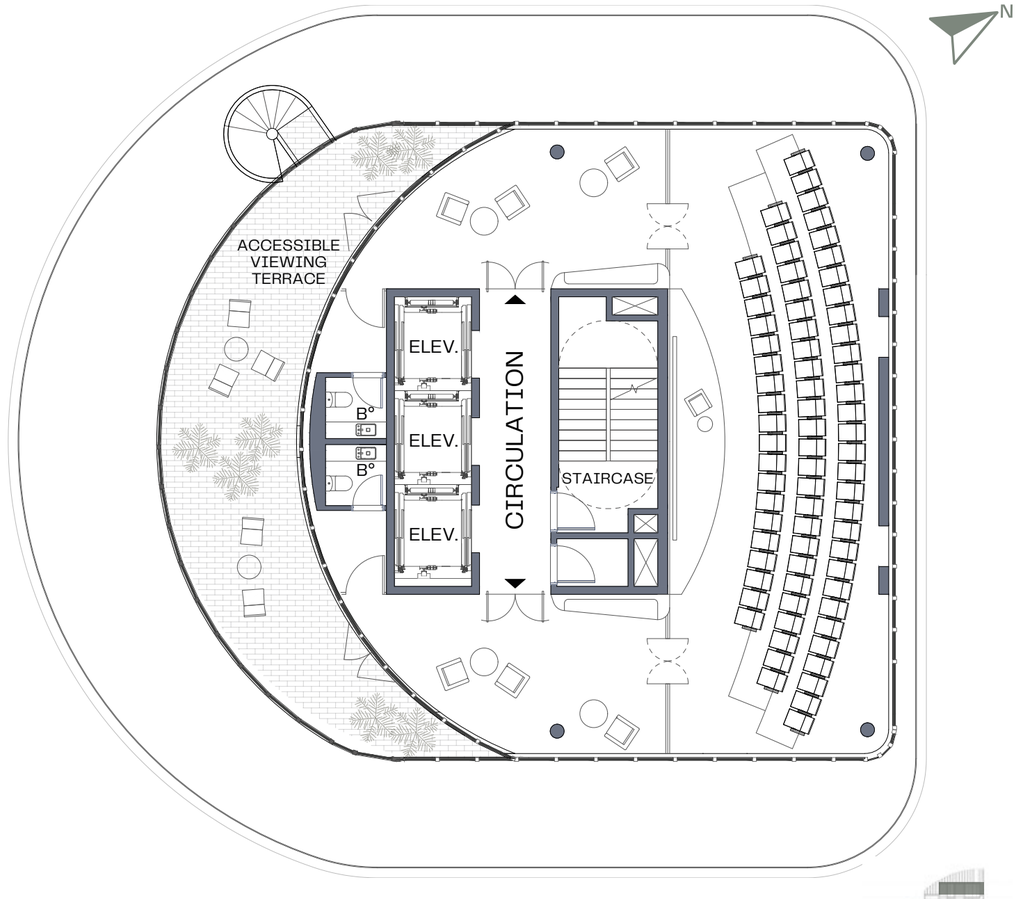


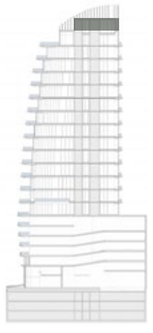
AUDITORIUM

LEVEL 20

TOTAL PRIVATE AREA: 207 m²

- Capacity for 75 People





ROOFTOP RESTAURANT

ROOFTOP RESTAURANT

AUDITORIUM MEETING AREA

WHEN WORK MATTERS

WORK SPACES MATTER TOO

A PREMIUM WORK EXPERIENCE IS COMING

DIGITAL BROCHURE

MATTER

The images contained in this brochure, including renders, plans, and other specifications, as well as equipment, furnishings, and other elements, are for illustrative purposes only. The developers of the Matter project reserve the right to make changes to the shapes, layouts, uses, and content of the various areas of the building and its units.

OFFICES

WHAT DOES IT MEAN TO BE A AAA CATEGORY BUILDING

The Matter building is a benchmark in the AAA office category, standing out for its excellence in design, sustainability, and cutting-edge technology.

DESIGN

- With an innovative architectural design, Matter stands out for its use of high-quality and sustainable materials, such as glass and steel, reflecting luxury and sophistication in every detail.

CUTTING-EDGE TECHNOLOGY AND SMART SYSTEMS

- Matter is equipped with the most advanced technology, including high-speed telecommunications systems, integrated home automation, smart elevators, and intelligent climate control automation (HVAC). These systems not only enhance operational efficiency but also optimize the building's energy consumption.

PARKING AND ACCESSIBILITY

- Matter offers 232 parking spaces and 36 motorcycle spots for both tenants and visitors, along with the added convenience of designated bicycle areas. The design is fully accessible for people with disabilities.

FLEXIBILITY

- Matter's office spaces are designed to provide flexibility and adaptability to suit the needs of each company. Featuring high ceilings and expansive column-free layouts, these offices can be customized to optimize productivity and comfort.

LEED CERTIFICATION

- As part of its commitment to the environment, Matter has obtained the prestigious LEED certification, ensuring that the building meets the highest sustainability standards. From efficient energy use and reduced water consumption to the selection of sustainable materials, every aspect of Matter's design and operation is aimed at minimizing environmental impact.

PREMIUM AMENITIES

- To enhance the user experience, Matter offers a wide range of premium amenities. This includes a luxury lobby with personalized service, common lounge areas, meeting rooms equipped with the latest audiovisual technology, a hub area, a rooftop restaurant, and an auditorium with a capacity for 75 people.

STRATEGIC LOCATION

- Its strategic location in front of Shopping del Sol places it among the most sought-after buildings for those looking to reduce commute times, increase networking opportunities, and work in a dynamic and stimulating environment. Its proximity to major transportation routes makes reaching Matter easy by any means of mobility.

FIRST-CLASS MAINTENANCE

- Matter's management and maintenance team ensures that the building remains in perfect condition at all times. Priority is given to promptly addressing any tenant requests, guaranteeing a first-class experience at Matter.

WE CARE ABOUT EVERY DETAIL — OF THE PROJECT.

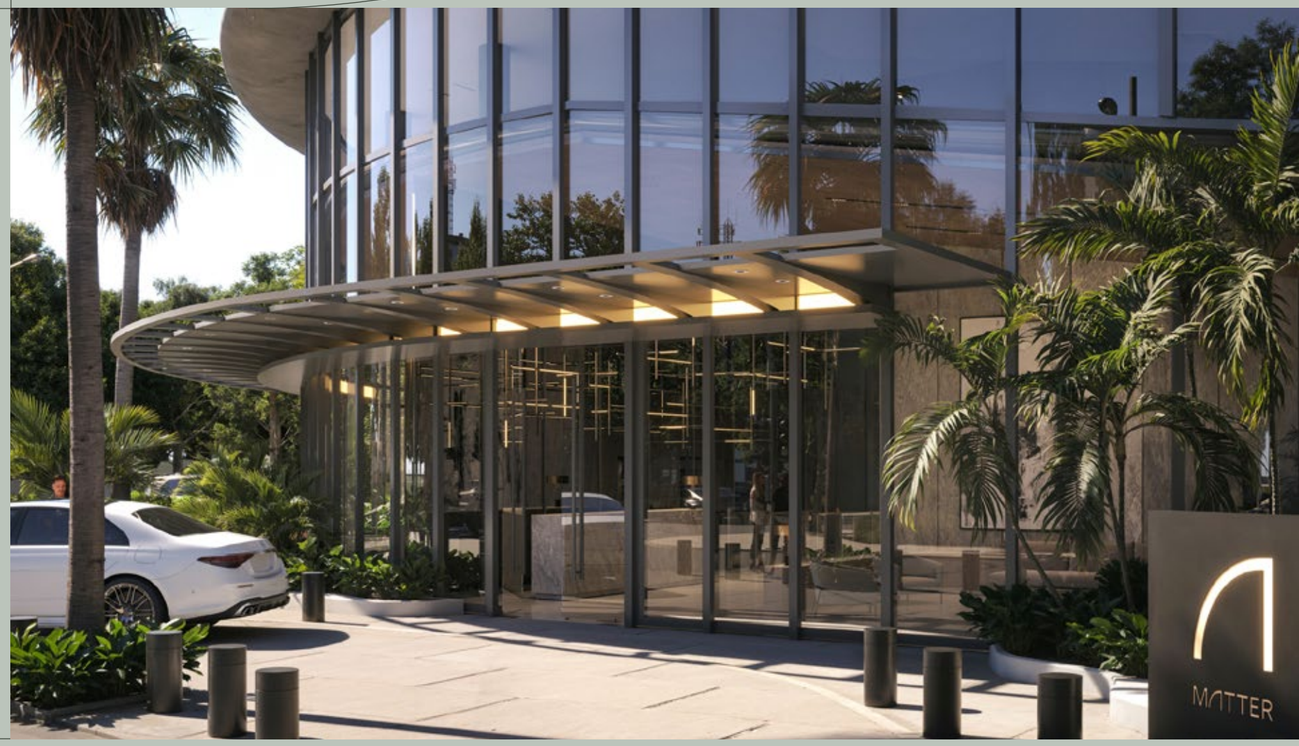
The QR code provides direct access to a link with the project's updated plans, along with technical information and relevant documents, all organized for efficient consultation.

The link features an intuitive navigation system that makes it easy to explore the plans, categorized by levels, sectors, and construction details. Additionally, complementary documents are integrated to support the planning, design, and execution of this real estate project.

EXPLORE THE PROJECT PLANS

LEADING REAL ESTATE DEVELOPER

Consorcio JGL Casatua’s projects are focused on improving the quality of life of its residents, promoting a sustainable culture, and reshaping urban areas. With its outstanding track record, Casatua positions itself as a leading company that sets trends in the market.



PROJECTS & CASATUA BUILDINGS



JADE PARK 2020



MET SANTA TERESA 2022



MET LAS LOMAS 2025



COSMOPOLITAN 2026



MET MOLAS LÓPEZ 2023



CASA M 2025



ARTEMIO HOTEL 2027



MET DEL SOL 2028

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WHATSAPP. +595 985 142000
WWW.CONSORCIOJGLCASATUA.COM

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